

*Brenda Masewic Adams, CTC*  
*Tax Collector*



*Deputy Tax Collector*

***CITY OF MANCHESTER***  
***TAX COLLECTOR***

**Memorandum**

**DATE:** April 13, 2016  
**TO:** Lands & Buildings Committee  
**FROM:** Brenda Masewic Adams, CTC  
**RE:** **Recommendation to Dispose of Tax-Deeded Property:**  
**173 Maplehurst Ave, Map 0521 Lot 0010**

Prior Owners: Steven Morales and Nataneal Pellot  
Map/Lot: 0521/0010  
Lien Date: 08/31/2007  
Deed Date: 09/19/2012  
Recorded Date: 09/24/2012  
Book/Page: Book 8473 Page 2124  
Back Taxes: \$32,514.74

The above property has been tax-deeded to the City of Manchester and is eligible for disposal. Please review the attached documentation to determine whether or not it will be in the taxpayers' best interest to deem this property surplus and proceed with a sale through public auction or a real estate broker, thus putting the property back on the City's real estate tax roll.

173 Maplehurst Ave is a bungalow with 4 bedrooms, 3 bathrooms, has 3,398 sq. ft of living area that sits on 14,080 sq.ft. of land, built in 1925.

The Notice to Former Owner to Repurchase (RSA 80:89) expired September 24, 2015, along with the Distribution of Proceeds from the Sale of Tax-Deeded Property (RSA 80:89). The City is under no obligation to notify former owners, heirs, successors or mortgagees.

Once the property has been sold, the City has the right to keep all proceeds, including those in excess of the taxes, interest, costs and penalties due on the property at the time of deeding.

Attached are both RSAs for your convenience and review, along with a copy of the tax deed and other documentation for your review.

I look forward to your determination with hopes that this property will be sold and refurbished for the improvement of its community and the City as a whole.

Respectfully,

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right. The signature is written over a horizontal line.

Brenda Masewic Adams, CTC  
Tax Collector

*Pat M. Harte, CTC*  
*Tax Collector*



*Brenda Masewic Adams, CDTC*  
*Deputy Tax Collector*

## ***CITY OF MANCHESTER***

### ***TAX COLLECTOR***

#### **Memorandum**

**DATE:** September 11, 2014  
**TO:** Land & Building Committee  
**FROM:** Pat M. Harte, CTC  
**RE:** **Map 0521 Lot 0010**

As requested, the following contains information regarding the Tax-Deeded property located at: **173 Maplehurst Ave**

Prior Owners: Steven Morales and Nataneal Pellot  
Map/Lot: 0521 - 0010  
Lien Date: 08/31/2007 for Year of Levy 2006  
Deed Date: 09/19/2012  
Recorded Date: 09/24/2012  
Book/Page: Book 8473 Page 2124  
Deeded For: \$64.97  
Back Taxes: \$30,879.97 principal amount

I believe that it will most definitely be in the taxpayers' best interest to deem this property surplus and to sell it either through public auction or by a real estate broker. However, my recommendation at this time would be to wait until after September 24, 2015 to proceed with the process because of the City's current obligation to the former owner as set forth in RSA 80:88 and RSA 80:89. I have attached a copy of both RSAs for your convenience and review.

The Notice to Former Owner to Repurchase (RSA 80:89) still applies in this case as we are in the 3<sup>rd</sup> year of the 3 year period of protection of the former owner's right to repurchase the deeded property. As such, the City is obligated to notify the former owner by certified mail 90 days prior to sale of the property. If the former owner chooses not to exercise his right to repurchase the property, the City is then obligated to distribute all excess sale proceeds to the former owner per RSA 80:88.

The City's obligation to the former owner of 173 Maplehurst Ave under RSA 80:89 will expire on September 24, 2015 and, after that date, the City will have the right to keep all proceeds upon the sale of the property, including those in excess of the taxes, interest, costs and penalties due on the property at the time of deeding as well as those which would have accrued had the property not been City-owned.

I will be at the Lands and Building Committee to answer any questions you may have.

*Matthew Normand  
City Clerk*



*Heather Freeman  
Assistant City Clerk*

*JoAnn Ferruolo  
Assistant City Clerk*

**CITY OF MANCHESTER**  
*Office of the City Clerk*

**MEMORANDUM**

To: Robert Gagne, Assessor  
Pat Harte, Tax Collector  
Leon LaFreniere, Planning and Community Development Director

From: Heather Freeman  
Assistant City Clerk

Date: August 29, 2014

Re: TM 521-10/173 Maplehurst Avenue – Request to purchase

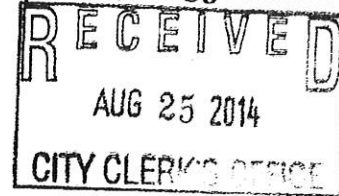
Attached is request to purchase City owned property located at TM 521-10  
173 Maplehurst Avenue. Please review the request and provide your recommendation to the  
Lands and Buildings Committee c/o the City Clerk's Office for their next meeting.

## **Greg Powers Realty LLC**

**344 Orange Street  
Manchester NH 03104**

**(603) 716-0254**

**powers9363@gmail.com**



August 22, 2014

Board of Mayor and Aldermen  
One City Hall Plaza  
Manchester NH 03101

Dear friends:

Pat Harte, the city Tax Collector, suggested I should send a letter expressing my interest in a property currently owned by the city via tax deed. The property is at 173 Maplehurst Avenue, and I'd like to purchase and rehab it for resale.

I understand you'll forward this letter to the Lands & Buildings Commission, who will make a determination if it's surplus to the city's needs, and put it out at public auction if it is.

I hope I would be notified of the auction date if this does happen. If there is anyone else I should contact to ensure I'm notified, please let me know.

With many thanks and best regards,

  
Greg Powers